

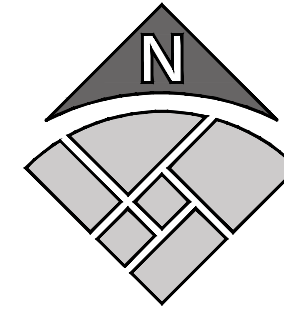
# TENTATIVE PARCEL MAP

## 1305 EAST PESCADERO AVENUE

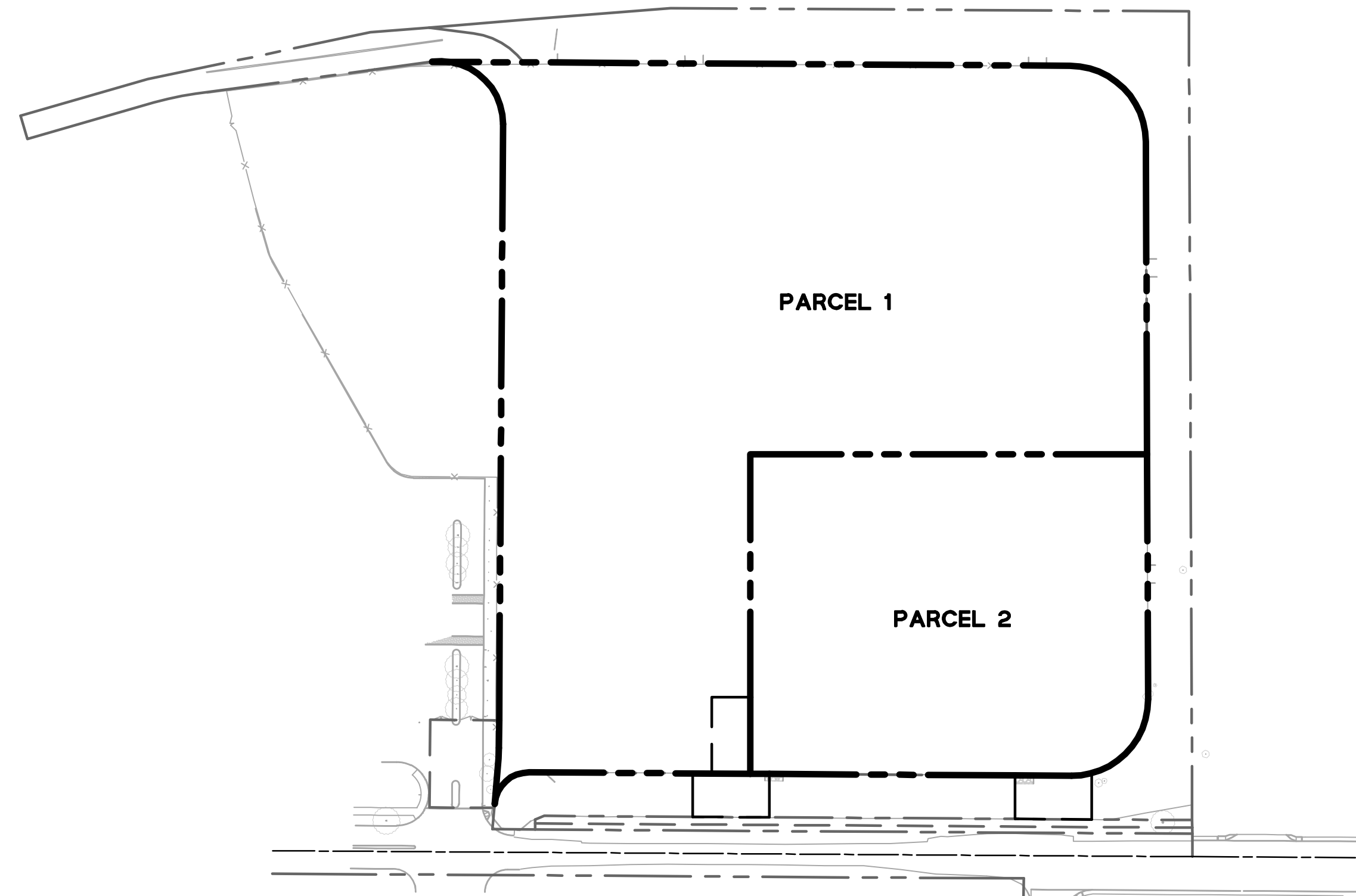
### FOR

## CALIFORNIA HIGHWAY PATROL

### TRACY, CALIFORNIA



**TENTATIVE PARCEL MAP**  
SCALE: 1" = 150'

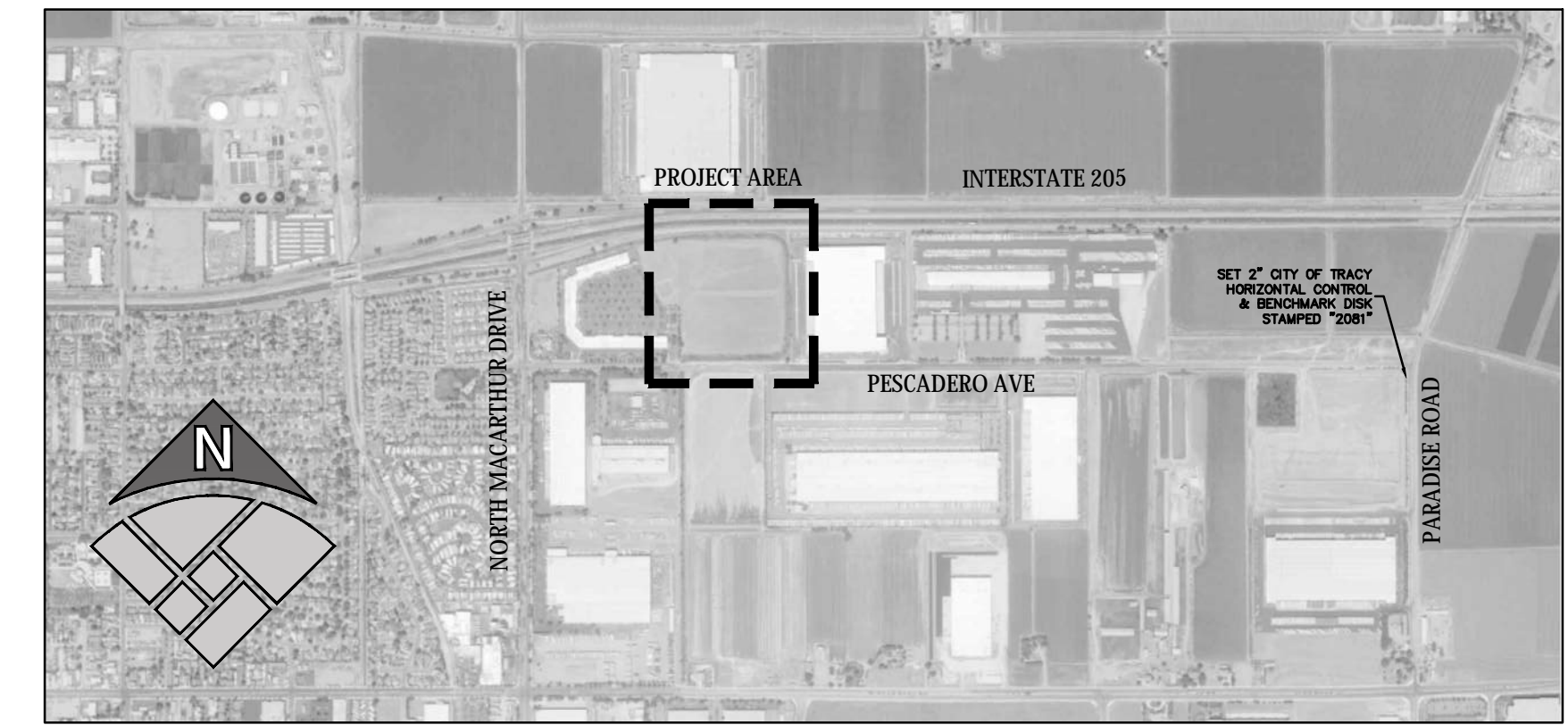


**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- ▨ PROPOSED ABUTTER RIGHTS OF INGRESS/EGRESS FOR THE BENEFIT OF PARCEL 2
- ▧ PROPOSED ABUTTER RIGHTS OF INGRESS/EGRESS FOR THE BENEFIT OF PARCEL 1
- ▩ PROPOSED ABUTTER RIGHTS OF INGRESS/EGRESS FOR THE BENEFIT OF PARCEL 2
- +— FENCE LINE
- STRIPING
- ▨ PAVERS
- ▧ ASPHALT IN R.O.W.
- ⊙ STREET LIGHT
- ⊙ AREA LIGHT
- ⊙+FH FIRE HYDRANT
- ⊙ GV GAS VALVE
- ⊙ STORM DRAIN CURB INLET WITH CLEANOUT
- ⊙ STORM DRAIN DROP INLET
- MANHOLE
- ⊙+WV WATER VALVE
- ⊙ TREE

**ABBREVIATIONS**

- AC ACRE
- E EAST
- FH FIRE HYDRANT
- GV GAS VALVE
- IRR IRRIGATION
- L LENGTH
- N NORTH
- NO. NUMBER
- OA OVERALL
- PM PARCEL MAP
- R RADIUS
- S SOUTH
- WV WATER VALVE
- W WEST



**VICINITY MAP**  
NOT TO SCALE

**SHEET INDEX**

- 1 COVER SHEET
- 2 EXISTING BOUNDARY PLAN
- 3 PROPOSED BOUNDARY PLAN

**PROJECT DATA**

**SUBDIVISION NAME**  
CALIFORNIA HIGHWAY PATROL - TRACY

**DEVELOPER/APPLICANT**  
TRACY CHP PARTNERS, LLC  
1325 SPUCE STREET, STE. 100  
RIVERSIDE, CA 92507  
PHONE: (951) 684-0860

**AUTHORIZED LEGAL REPRESENTATIVE**  
GARY L. PATTERSON  
NORTHWEST ASSET MANAGEMENT COMPANY  
3701 MT. DIABLO BLVD., SUITE 200  
LAFAYETTE, CA 94549  
PHONE: (925) 262-3662

**ENGINEER**  
BKF ENGINEERS  
980 9TH STREET, SUITE 2300  
SACRAMENTO, CA 95814  
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**OWNERS**  
ELIZABETH PATTERSON  
3701 MT. DIABLO BLVD., SUITE 200  
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KIMBERLY LYNN BRANAGH  
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LAFAYETTE, CA 94549

RICHARD A. CORDES & SUZANNE M. CORDES  
PO BOX 658  
ALAMO, CA 94507

DAVID BARNES & MICHELLE BARNES  
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LAFAYETTE, CA 94549

ANDREW J. BRANAGH & ANNE C. BRANAGH  
3701 MT. DIABLO BLVD., SUITE 200  
LAFAYETTE, CA 94549

BRAN 12 LLC  
3701 MT. DIABLO BLVD., SUITE 200  
LAFAYETTE, CA 94549

PATT 12 LCC  
3701 MT. DIABLO BLVD., SUITE 200  
LAFAYETTE, CA 94549

**EXISTING AREA**  
±18.11 GROSS ACRES (788,932 G.S.F)  
TOTAL AREA INCLUDES LEGAL DESCRIPTION PARCEL 1 AND NET AREA OF PARCEL 2. THE GROSS AREA OF PARCEL 2 IS SHOWN ON THE QUITCLAIMED DEED RECORDED SEPTEMBER 30, 2009 UNDER DOCUMENT NUMBER 2009-184619. THE NET AREA OF PARCEL 2 IS THE QUITCLAIMED PARCEL NOT INCLUDING THE STORM DRAIN PARCEL. PARCEL 3 AND PARCEL 4 ARE NOT APPLICABLE IN TOTAL GROSS CALCULATED AREA.

**PROPOSED AREA**  
PARCEL 1: ±13.13 ACRES (572,084 S.F.)  
PARCEL 2: ±4.98 ACRES (216,848 S.F.)

**ZONING**  
PRESENT: PUD, PLANNED UNIT DEVELOPMENT  
PROPOSED: PUD, PLANNED UNIT DEVELOPMENT

**LAND USE**  
PRESENT: COMMERCIAL  
PROPOSED: COMMERCIAL

**SURVEY**  
TOPOGRAPHIC SURVEY HAS BEEN PERFORMED BY BKF ENGINEERS ON DECEMBER 11, 2018 - JANUARY 1, 2019.

**NOTES**

1. EXISTING PARCEL INFORMATION IS SHOWN ON SHEET 2.
2. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLANE.
3. REFER TO PARCEL MAP, BOOK 19, PAGE 141, SAN JOAQUIN COUNTY RECORDS, FOR ADDITIONAL PROPERTY LINE DATA.
4. NO BUILDINGS WERE NOTED ON THE SUBJECT PROPERTY.

**BASIS OF BEARING**

THE BEARING OF N87°9'50"W, BETWEEN A FOUND 2" BRASS DISK, STAMPED "2015" AND A FOUND 2" BRASS DISK, STAMPED "2081", BASED ON A A PARCEL MAP, FILED IN BOOK 26 OF PARCEL MAPS, AT PAGE 78, WAS USED AS THE BASIS FOR THIS MAP.

**BENCHMARK**

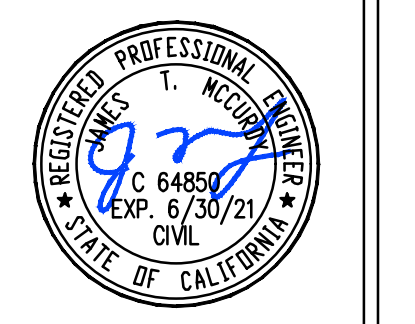
SET 3" CITY OF TRACY HORIZONTAL CONTROL & BENCHMARK DISK STAMPED "2081" LOCATED SOUTHWEST CURB RETURN OF PESCADERO AVENUE AND PARADISE ROAD. ELEVATION: 26.38 FEET. DATUM NAVD 88.

**CITY OF TRACY**

APPROVAL OF THESE PLANS DOES NOT RELEASE THE ENGINEER OF THE RESPONSIBILITY FOR CORRECTION OF ANY ERRORS, OMISSIONS OR INADEQUACIES CONTAINED THEREIN. IF DURING THE COURSE OF THE PROJECT, THE ENGINEER DISCOVERS ANY CHANGES OR MODIFICATIONS TO THE ORIGINAL PLANS, HE OR SHE SHALL NOTIFY THE CITY ENGINEER IMMEDIATELY. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO VERIFY THE MANNER IN WHICH THE SAME IS TO BE MADE AT HIS OR HER COST TO THE CITY. APPROVAL AS TO DESIGN ONLY VARIES ON THE BASIS OF THE INFORMATION SUBMITTED HEREON AND NOT ON THE CITY OF TRACY.

ROBERT ARMILLO, P.E. CITY ENGINEER

DATE



REVISIONS	DATE	DESCRIPTION	APPROVED

DESIGNED BY: MMB	DRAWN BY: CN	CHECKED BY: JTM	SCALE: AS SHOWN
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COVER SHEET  
CITY OF TRACY  
CALIFORNIA HIGHWAY PATROL

SHEET  
**1**  
OF 3 SHEETS

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
GARY PATTERSON  
AUTHORIZED LEGAL REPRESENTATIVE



**LEGAL DESCRIPTION**

**PARCEL ONE:**  
 A PORTION OF LOTS 26, 35 AND 36 AS SHOWN ON THE MAP ENTITLED PESCADERO COLONY UNIT NO. 1 IN THE CITY OF TRACY, FILED FOR RECORD NOVEMBER 10, 1921, IN VOL. 10 OF MAPS AND PLATS, PAGE 44, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4, AS SHOWN ON THE PARCEL MAP FILED IN VOL. 17 OF PARCEL MAPS, PAGE 107, SAN JOAQUIN COUNTY RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERALS, OIL OR GAS ON SAID LAND RESERVED IN DEED EXECUTED BY FARMERS DEVELOPED LANDS COMPANY, A CORPORATION, RECORDED JANUARY 8, 1952, IN BOOK 1329, PAGE 278, INSTRUMENT NO. 583, OFFICIAL RECORDS, HOWEVER, WITHOUT THE SURFACE RIGHTS TO A DEPTH OF 500 FEET FROM THE SURFACE OF THE ABOVE DESCRIBED PARCEL OF LAND AS SAID RIGHTS WERE CONVEYED TO THE SURFACE OWNER BY DEED RECORDED JUNE 17, 1988, INSTRUMENT NO. 88-50589, OFFICIAL RECORDS, AND AS SAID SURFACE AND MINERAL RIGHTS TO A DEPTH OF 500 FEET WERE CONVEYED TO THE SURFACE OWNER BY DEEDS RECORDED MARCH 2, 1990, INSTRUMENT NO. 90-20404 THROUGH 90-20408, RESPECTIVELY, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 100 PERCENT OF THE REMAINING UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM MARY BACCHETTI, ET AL, RECORDED MARCH 16, 1990, AS INSTRUMENT NO. 90-26393, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TRACY, A MUNICIPAL CORPORATION, IN DEED RECORDED SEPTEMBER 26, 1994, AS INSTRUMENT NO. 94-107514, SAN JOAQUIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TRACY, A MUNICIPAL CORPORATION, IN DEED RECORDED SEPTEMBER 26, 1994, AS INSTRUMENT NO. 94-107517, SAN JOAQUIN COUNTY RECORDS.

**PARCEL TWO:**  
 A PORTION OF LOTS 26 AND 35 AS SHOWN ON THE MAP ENTITLED PESCADERO COLONY UNIT NO. 1, IN THE CITY OF TRACY, FILED FOR RECORD NOVEMBER 10, 1921, IN VOL. 10 OF MAPS AND PLATS, PAGE 44, SAN JOAQUIN COUNTY RECORDS, AS CONVEYED BY DEED RECORDED SEPTEMBER 26, 1994, AS INSTRUMENT NO. 94-107586, SAN JOAQUIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. 205, AS DESCRIBED AS PARCEL 1 IN THE FINAL ORDER OF CONDEMNATION OF THE STATE OF CALIFORNIA, RECORDED DECEMBER 4, 1968, IN BOOK 3260 OF OFFICIAL RECORDS, PAGE 197, SAN JOAQUIN COUNTY RECORDS, WITH THE EASTERLY RIGHT-OF-WAY LINE OF MACARTHUR DRIVE, 60.00 FOOT ROADWAY, SHOWN AS TRACY BOULEVARD ON THE AFOREMENTIONED MAP (VOL. 10 OF MAPS AND PLATS, PAGE 44); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 73°55'26" EAST, 173.23 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 73°55'26" EAST, 173.23 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 78°02'00" EAST, 298.14 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 85°25'18" EAST, 77.07 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 82°26'34" EAST, 58.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 7°33'26" WEST, THROUGH A CENTRAL ANGLE OF 82°48'40", AN ARC DISTANCE OF 144.53 FEET; THENCE SOUTH 0°22'05" WEST, 944.17 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PESCADERO AVENUE, A 60.00 FOOT WIDE ROAD, SHOWN AS VINE AVENUE ON THE AFOREMENTIONED MAP (VOL. 10 OF MAPS AND PLATS, PAGE 44); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°37'44" WEST, 55.74 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 4°48'21" EAST, 93.21 FEET; THENCE NORTHERLY ALONG THE ARC OF A 177.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 85°11'39" WEST, THROUGH A CENTRAL ANGLE OF 4°26'16", AN ARC DISTANCE OF 13.71 FEET; THENCE NORTH 0°22'05" EAST, 817.97 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF AN 82.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH CURVE BEARS NORTH 89°37'55" WEST, THROUGH A CENTRAL ANGLE OF 98°04'12", AN ARC DISTANCE OF 140.35 FEET; THENCE SOUTH 82°17'53" WEST, 311.97 FEET; THENCE WESTERLY ALONG THE ARC OF A 386.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH CURVE BEARS SOUTH 7°42'07" EAST, THROUGH A CENTRAL ANGLE OF 8°22'27", AN ARC DISTANCE OF 56.42 FEET; THENCE SOUTH 73°55'26" WEST, 172.63 FEET; THENCE NORTH 16°04'34" WEST 31.50 FEET TO THE ACTUAL POINT OF BEGINNING.

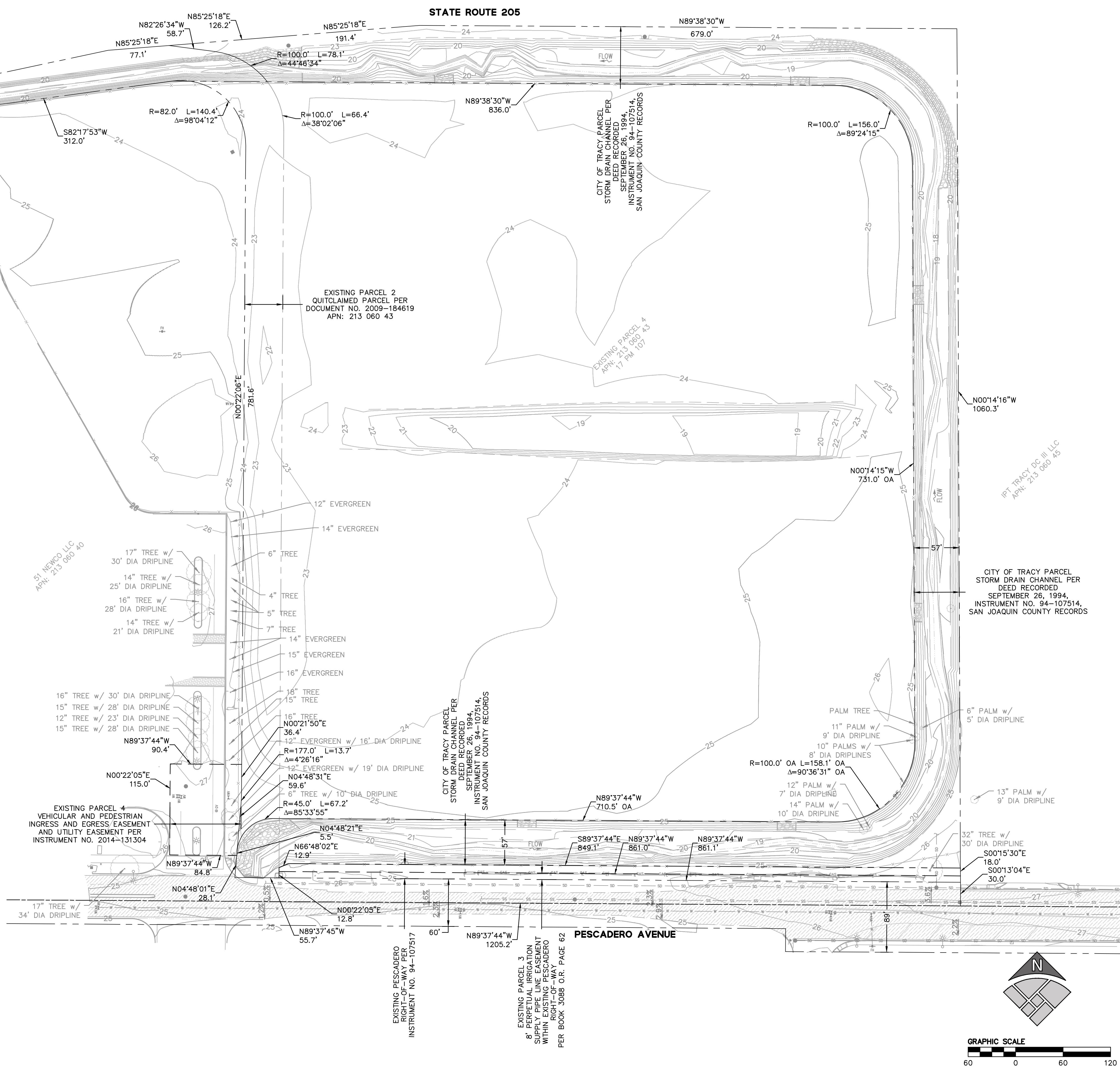
**PARCEL THREE:**  
 AN EASEMENT FOR IRRIGATION SUPPLY PIPE LINES AS RESERVED IN DEED EXECUTED BY MARY BACCHETTI, A WIDOW, RECORDED NOVEMBER 17, 1966 IN BOOK 3088, PAGE 58, OFFICIAL RECORDS AND AS RESERVED IN DEED EXECUTED BY LINDY BERT BACCHETTI, AS EXECUTOR OF THE WILL OF JOE BACCHETTI, DECEASED, RECORDED NOVEMBER 17, 1966, IN BOOK 3088, PAGE 62, OFFICIAL RECORDS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PERPETUAL EASEMENT FOR CONSTRUCTING, MAINTAINING AND REPLACING AN IRRIGATION SUPPLY PIPE LINE OVER, UNDER AND ACROSS THE SOUTHERLY EIGHT FEET NORTH OF THE NORTH LINE OF PESCADERO ROAD, OF THE FOLLOWING DESCRIBED REAL PROPERTY:

THE SOUTH 295 FEET (AS MEASURED FROM THE CENTER LINE OF PESCADERO AVENUE) OF THE WEST 295 FEET (AS MEASURED FROM THE CENTER LINE OF MACARTHUR ROAD) OF LOT 25 OF PESCADERO COLONY UNIT NO. 1, FILED IN VOL. 10 OF MAPS, PAGE 44, SAN JOAQUIN COUNTY RECORDS.

**PARCEL FOUR:**  
 AN EASEMENT AS AN APPURTENANCE TO PARCEL ONE AND TWO ABOVE FOR THE FOLLOWING PURPOSES: (A), VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND (B), ROUTING, INSTALLATION, USE, MAINTENANCE, SERVICE AND OPERATION OF UTILITIES, AS DEFINED AND DESCRIBED IN THE INSTRUMENT ENTITLED "GRANT OF EASEMENT", RECORDED DECEMBER 23, 2014, INSTRUMENT NO. 2014-131304, SAN JOAQUIN COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER: 213-060-43



**CITY OF TRACY**

APPROVAL OF THESE PLANS DOES NOT RELEASE THE ENGINEER OF THE RESPONSIBILITY FOR CORRECTNESS OF THE INFORMATION CONTAINED THEREIN. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF ALL INFORMATION AND TO OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY AND DOES NOT EXTEND TO ANY OTHER WORK OR TO ANY OTHER PROJECTS.

ROBERT ARMILLO, P.E. CITY ENGINEER

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**TRACY**  
Think Inside the Triangle

---

PROFESSIONAL ENGINEER  
 T. MCGUIRE  
 C 64859  
 EXP. 5/30/21  
 CIVIL  
 STATE OF CALIFORNIA

---

**BKF 100+**  
YEARS  
ENGINEERS - SURVEYORS - PLANNERS  
 880 8TH ST., STE 2000 SACRAMENTO, CALIFORNIA 95833-5800

---

DATE	DESCRIPTION	APPROVED

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DESIGNED BY: MMB	DRAWN BY: CN	CHECKED BY: JTM	SCALE: AS SHOWN
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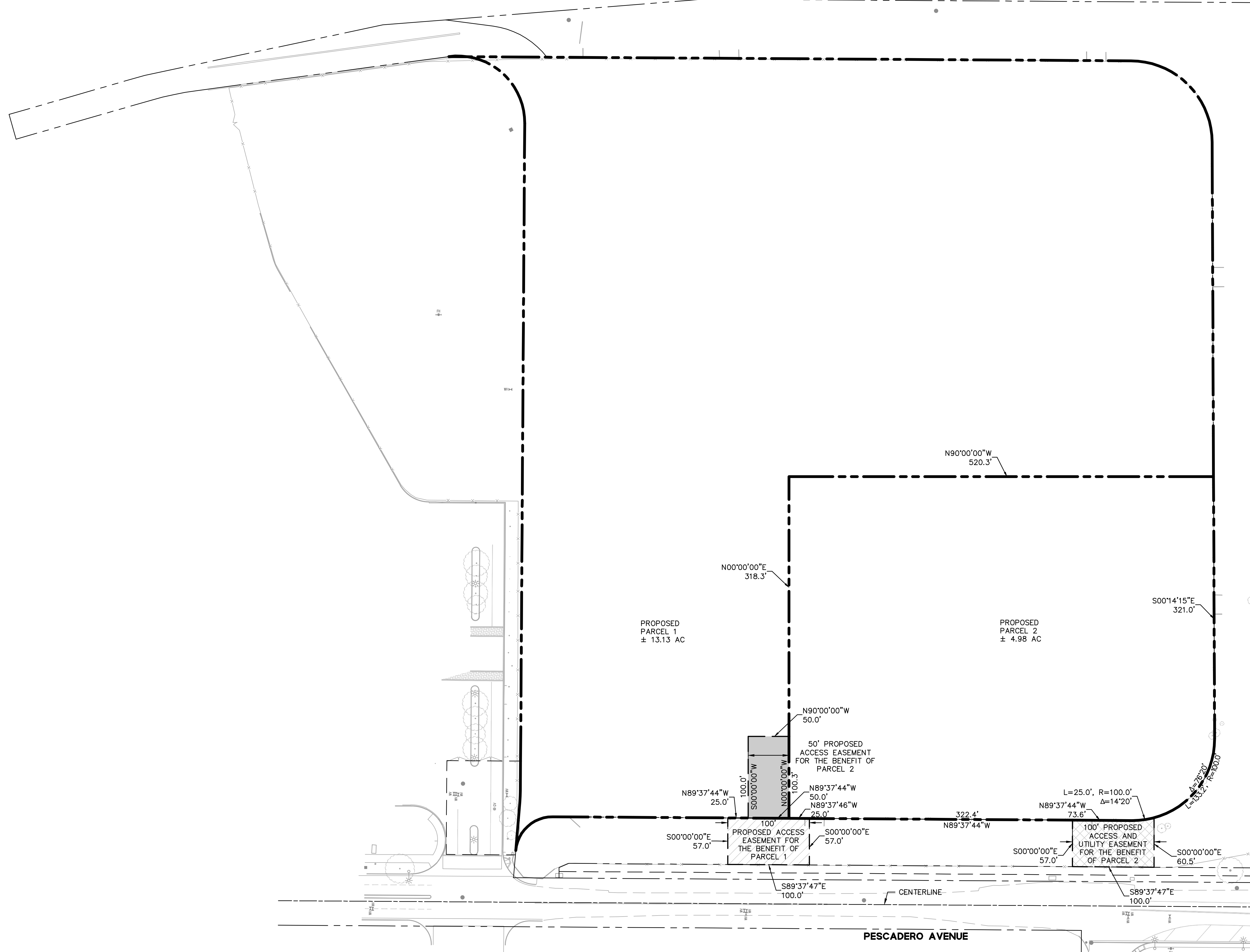
**EXISTING CONDITIONS**  
 CITY OF TRACY  
 CALIFORNIA HIGHWAY PATROL

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SHEET  
**2**  
 OF 3 SHEETS



STATE ROUTE 205



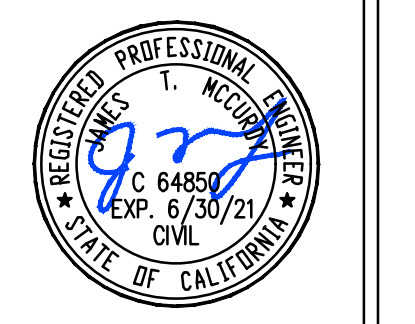
PROPOSED  
PARCEL 1  
± 13.13 AC

PROPOSED  
PARCEL 2  
± 4.98 AC

CITY OF TRACY

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ROBERT ARMUO, P.E. CITY ENGINEER DATE



**BKF 100+**  
YEARS  
ENGINEERS · SURVEYORS · PLANNERS

800 8TH ST., STE 200 SACRAMENTO, CALIFORNIA 95811-5600

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED BY: MMB  
DRAWN BY: CN  
CHECKED BY: JTM  
SCALE: AS SHOWN

PROPOSED BOUNDARY PLAN  
CITY OF TRACY  
CALIFORNIA HIGHWAY PATROL

SHEET  
**3**  
OF 3 SHEETS

